



Solicitors & Estate Agents



Offers Over
£165,000

7/15 Watson Crescent

Polwarth | Edinburgh | EH11 1HD

An excellent opportunity has arisen to acquire this impressive one-bedroom top-floor flat, forming part of an attractive traditional tenement in the highly sought-after area of Polwarth. Ideally positioned for a superb range of local amenities, convenient transport links and easy access to Edinburgh city centre, the property offers well-presented accommodation and will appeal to first-time buyers, professionals and buy-to-let investors alike.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Shared garden
-  On-street parking
-  EPC Band - C
-  Council Tax Band - B

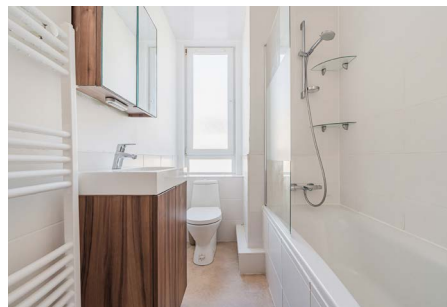


Description

A welcoming entrance hallway benefits from fantastic integrated storage provisions, helping to maximise the available space. The bright and airy open-plan lounge, kitchen and dining area enjoys plenty of natural light from twin windows and offers a versatile setting for both relaxing and entertaining. A useful shelved press cupboard provides additional storage. The kitchen area is fitted with a range of integrated white goods and a selection of white base and wall-mounted units, complemented by partial tiling to the splash areas. The comfortable double bedroom offers ample space for freestanding furniture and benefits from fitted shelving beneath the window. Completing the accommodation is a well-maintained bathroom suite, featuring a shower over the bath, partially tiled surround and heated towel rail.

Further benefits include gas central heating, double glazing and a secure door entry system.

This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Gardens & Parking

Externally, residents can enjoy access to a sunny shared rear garden, providing a pleasant outdoor space during the warmer months. On-street parking is available nearby, with a combination of permit and metered parking.

Extras

Selected fixtures and fittings, including; integrated gas hob, oven, and hood, freestanding fridge-freezer, washing machine and wardrobes, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

Viewing

By appointment through Neilsons 0131 625 2222.





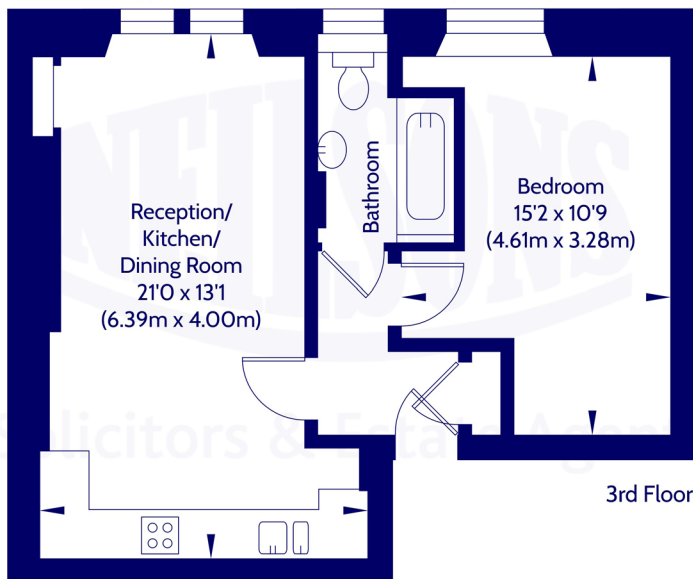
Location

The property is located within the sought-after area of Polwarth, less than 2 miles southwest of the City Centre. A range of local shops, eateries and other convenient services are on the doorstep. Bruntsfield and Morningside are within easy walks and Fountain Park Leisure Complex is close-by offering a Nuffield gym, cinema, restaurants and other entertainment. Harrison Park is close by with access onto the Union Canal. There are direct bus links into the city centre and Haymarket Train Station is also within walking distance. The tram from Haymarket provides convenient links to Edinburgh Airport and the city centre, while the nearby A70 connects easily to the City Bypass and wider motorway network.





Approx. Gross Internal Floor Area 43 Sq M / 459 Sq Ft.



3rd Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

